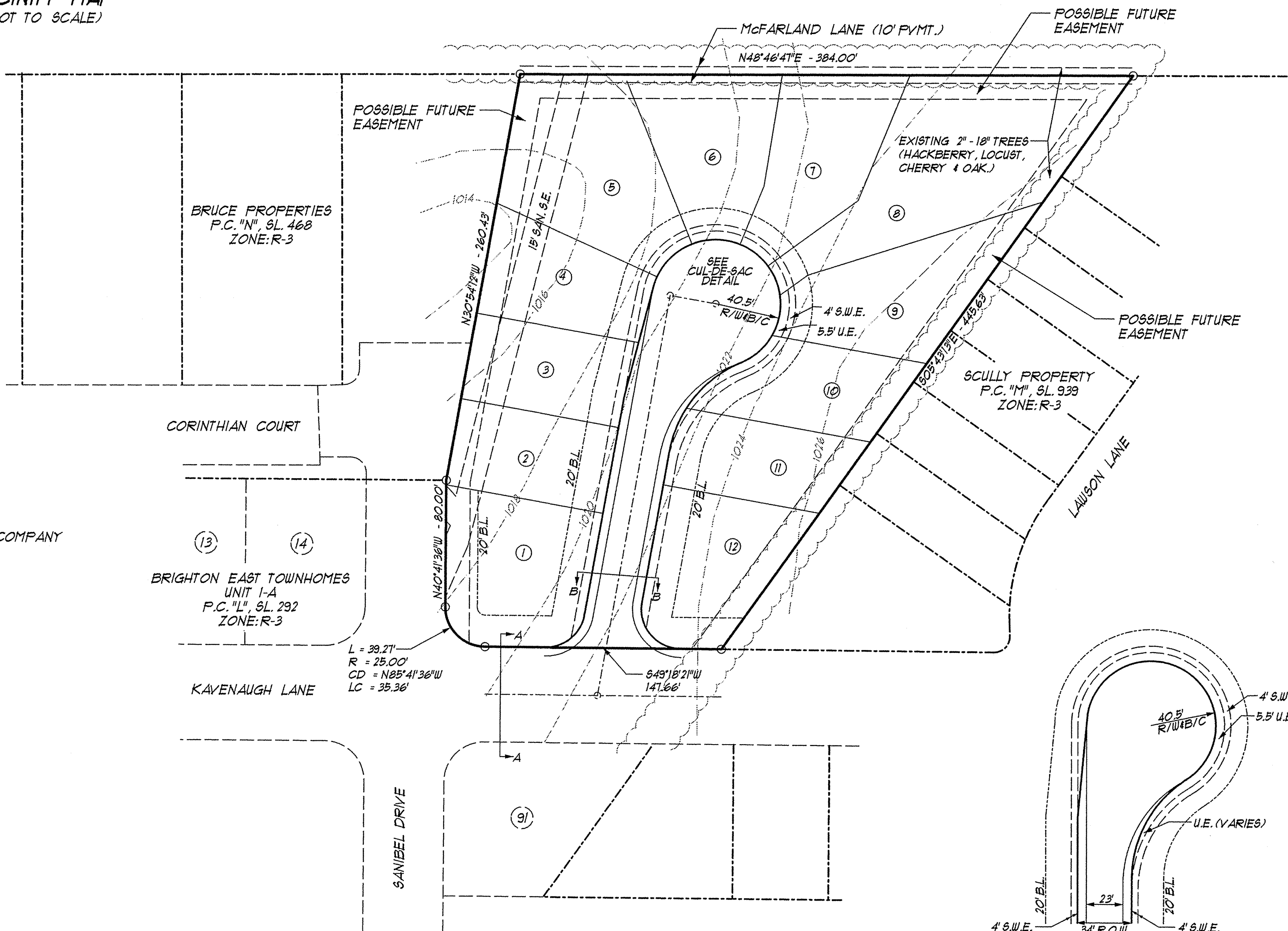


VICINITY MAP
(NOT TO SCALE)

The Planning Commission granted the following waivers at the June 23rd, 2005 Public Hearing.

1. Article 6-8(q)(2)(d) allowing intersections closer than 250' apart.
2. Article 6-8(a) allowing the utility strip and sidewalk to be placed within an easement, and outside of the right-of-way
3. Article 6-4(c) allowing 2 access easements.

ANDOVER GOLF & COUNTRY CLUB
D.B. 1553, F.G. 692
ZONE: R-1D



PRIVATE UTILITY PROVIDERS:
COLUMBIA GAS
2001 MERCER ROAD
P.O. BOX 1421
LEXINGTON, KY. 40512
(859) 288-0215

KENTUCKY AMERICAN WATER COMPANY
2300 RICHMOND ROAD
LEXINGTON, KY. 40502
(859) 269-2386

KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY. 40503
1-800-381-0600

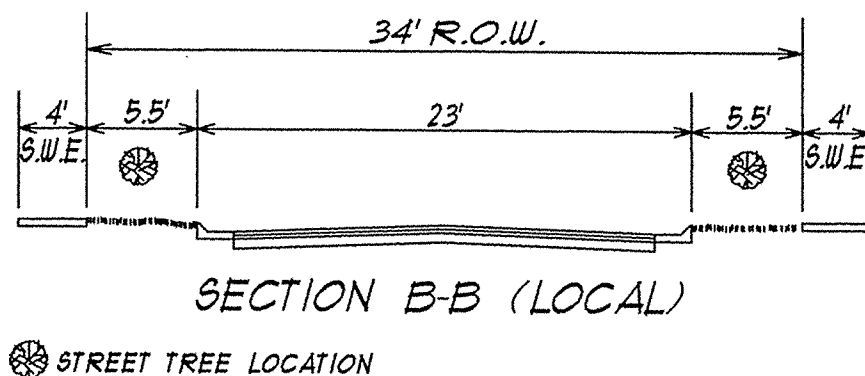
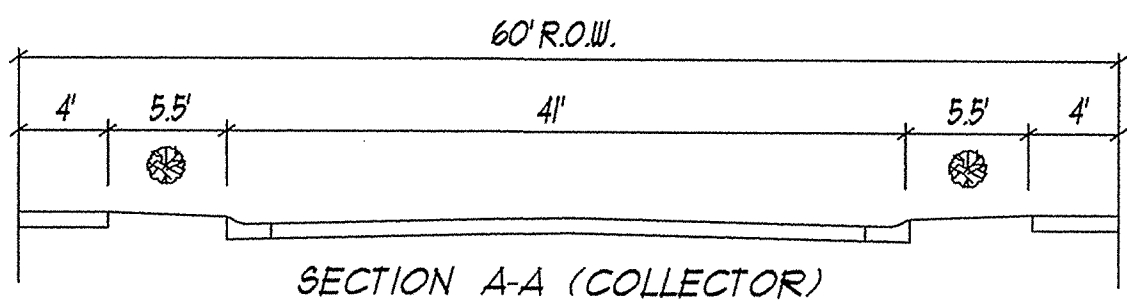
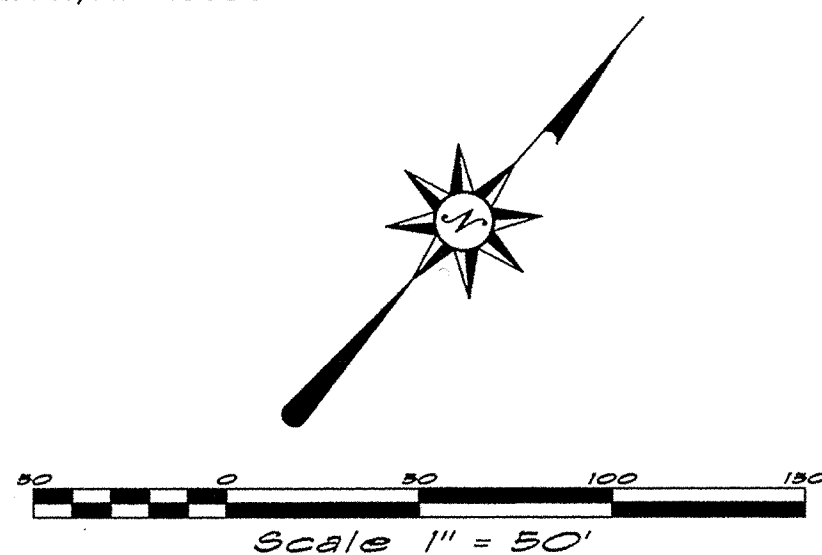
WINDSTREAM
130 WEST NEW CIRCLE ROAD
SUITE 110
LEXINGTON, KY. 40505
(859) 351-6250

OWNER:

BALL HOMES, LLC
3603 WALDEN DRIVE
LEXINGTON, KY 40517

DEVELOPER:

MAIN STREET HOMES, INC.
614 BROOKGREEN LANE
LEXINGTON, KY 40509



NOTES:

- 1) THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
- 2) THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
- 3) ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
- 4) NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH ARTICLE 20 OF THE ZONING ORDINANCE RESOLUTION.
- 5) ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL SLOPES EXCEEDING 4:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
- 6) LANDSCAPING SHALL CONFORM TO ARTICLE 18 OF THE ZONING ORDINANCE RESOLUTION, ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS AND THE TREE PROTECTION ORDINANCE. STREET TREES TO BE SELECTED FROM THE LFUCG PLANTING MANUAL'S APPROVED LIST.
- 7) DESIGN AND CONSTRUCTION OF THIS DEVELOPMENT SHALL MEET THE SPECIFICATIONS OF THE DIVISION OF ENGINEERING PROCEDURES AND TECHNICAL MANUALS.
- 8) CONSTRUCTION ACCESS SHALL BE FROM KAVENAUH LANE.
- 9) THERE SHALL BE NO ACCESS TO MCFARLAND LANE FROM THIS PROPERTY.

TREE PRESERVATION PLAN

(PER TREE PROTECTION ORDINANCE)

2.37 Acres
0.1 Ac. Required Canopy Coverage (30%) for R-3
0.25 Ac. of Existing Trees to be Preserved.
0.3 Ac. of Required Street Trees.

0.15 Ac. of Canopy Needed

9 Large Trees Fulfills the Requirements (150 s.f. per Large Tree)

*Medium or small trees can be used at the canopy coverage credits provided in Article 26-5(e)(2). There is a 10% reduction of required canopy when groups of trees are planted in open spaces.

1. TREE PROTECTION AREAS (TPA's) SHALL BE FENCED WITH A MINIMUM 3 FEET TALL FENCING LOCATED ALONG THE DRIPLINE OF THE TREE CANOPY WITH SIGNS POSTED EVERY 100 FEET THAT READ "TREE PROTECTION AREA". WRITTEN APPROVAL OF THE INSTALLED FENCING BY THE URBAN FORESTER (U.F.) SHALL BE OBTAINED PRIOR TO ISSUANCE OF LFUCG PERMITS OR OTHER CONSTRUCTION ACTIVITY. THE FENCE SHALL BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE PROJECT AND NOT BE MOVED WITHOUT PRIOR PERMISSION OF THE U.F. NO TREE REMOVAL, GRUBBING OR CLEARING IN THE TPA SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE U.F.
2. ALL OTHER REQUIRED TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM BUILDINGS. TREES LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND CALL BEFORE YOU DIG 1-800-752-6007.
3. INDIVIDUAL TREE REMOVAL ON SITE BY THE URBAN FORESTER ARE APPROVED FOR REMOVAL BASED ON SITE GRADING, STREET LOCATIONS OR GAS LINE RELOCATION.

EXISTING SOIL TYPES

MAURY SILT LOAM
LOWELL SILT LOAM
MERCER SILT LOAM

EXISTING TREE SPECIES

HACKBERRY, LOCUST, CHERRY & OAK

SITE STATISTICS

TOTAL AREA = 2.37 ACRES
ZONE = R-3
NO. OF LOTS = 12
DENSITY = 5.06 LOTS / ACRE
LENGTH OF STREET = 260 LF.

PURPOSE OF AMENDMENT

TO REVISE THE LOTTING SCHEME, CREATING 12 SINGLE FAMILY LOTS.

SOURCE OF CONTOURS:

LFUCG MAPPING

2nd AMENDED PRELIMINARY SUBDIVISION PLAN

BRIGHTON EAST TOWNHOMES

3393 SANIBEL DRIVE

LEXINGTON, FAYETTE COUNTY, KENTUCKY

DRAWN

DATE 10/09/09

CHECKED

REVISED

SHEET

1

